

WARREN COUNTY BOARD OF SUPERVISORS

COMMITTEE: GASLIGHT VILLAGE AD HOC

DATE: OCTOBER 24, 2013

COMMITTEE MEMBERS PRESENT:

SUPERVISORS MONROE
MERLINO
MONTESI
KENNY
DICKINSON

OTHERS PRESENT:

JEFFERY TENNYSON, SUPERINTENDENT OF THE DEPARTMENT OF PUBLIC
WORKS
KEVIN HAJOS, DEPUTY SUPERINTENDENT OF THE DEPARTMENT OF PUBLIC
WORKS
JOAN SADY, CLERK OF THE BOARD
FRANK E. THOMAS, BUDGET OFFICER
SUPERVISORS MASON
STRAINER
TAYLOR
TANYA BRAND, GROUP TOUR PROMOTER
DAVID HARRINGTON, VILLAGE OF LAKE GEORGE SUPERINTENDENT OF PUBLIC
WORKS
WILLIAM LAMY, PROJECT MANAGEMENT EXECUTIVE COMMITTEE MEMBER
WALT LENDER, EXECUTIVE DIRECTOR, LAKE GEORGE ASSOCIATION
FRED AUSTIN, WARREN COUNTY RESIDENT
DON LEHMAN, *THE POST STAR*
THOM RANDALL, *ADIRONDACK JOURNAL*
AMANDA ALLEN, DEPUTY CLERK OF THE BOARD

Mr. Monroe called the meeting of the Gaslight Village Ad Hoc Committee meeting to order at 10:30 a.m.

Motion was made by Mr. Merlino, seconded by Mr. Dickinson and carried unanimously to approve the minutes of the previous Committee meeting, subject to correction by the Clerk of the Board.

Copies of the Gaslight Village Ad Hoc agenda were provided to the Committee members, and a copy of same is on file with the minutes.

Commencing the agenda review with the New Business section, Jeffery Tennyson, Superintendent of Public Works, addressed Item 1, which pertained to discussion on the Park construction schedule.

Mr. Tennyson explained that the construction bids for the Festival Space had been received and he would discuss the bid award later in the meeting. He noted that the Park construction, which was under the Village's grant, had been delayed somewhat getting ready to go to bid. He said he expected the bid documents to go out in mid-November with bids due in mid-December. Mr. Tennyson said it was critical to keep away from the holiday season, when many contractors that may be interested in bidding, would be shut down for a period of time. He further noted that both Kevin Hajos, Deputy Superintendent of Public Works, and Ed Doughney, DPW Engineer, were working with Elan Planning on contract drawings to make final adjustments to be certain there were no irregularities that would result in increases to the project costs. He said he hoped an award could be made prior to the end of the year, adding that there would be a period for bid review and they would need concurrence from at least the

New York State Department of Transportation, following which, he noted, a meeting would be held with contractors to determine when the work would begin, which would of course, be weather dependent.

Moving to Item 2, Mr. Tennyson noted that the Village was still waiting for the DOS (New York State Department of State) grant agreements to be executed; he noted that due to the lack of State approval, there was some degree of risk in releasing the bids. He advised they had decided to stay on track with the bids, in the hope that the DOS approvals would be in before the bids were awarded. Mr. Tennyson apprised that if approvals were not received, they could delay the award until mid-January, at which point they would have to rely on the contractors to extend their bids. Mr. Tennyson said he felt the only risk now would be the advertising costs, which were \$1,000 or less.

Mr. Dickinson inquired about which aspects of the project were included in this bid, and Mr. Tennyson replied it pertained to the 2.5 acre Festival Space construction including installation of sprinklers, grading, reinforced turf, lighting, water pipes and electrical lines. He added that the contractor would run basic protocol testing to make sure that everything was properly installed before disconnecting them. He informed the Committee that the larger construction project for the surrounding park would include the main utilities that would power the Festival Space.

Item 3, he noted, pertained to the Festival Space Construction Award. Mr. Tennyson indicated that the responsible bidder for this work was VMJR Companies LLC; he then referenced a Bid Tabulation Sheet, included in the agenda packet, which listed the bids received. He explained that the anticipated cost for the work was \$760,000, while the bid received was \$516,110. Mr. Tennyson reported that he had reached out to VMJR Companies LLC to discuss the contract and encourage an aggressive construction schedule. He added that being under budget would allow funding for other projects.

Moving on to Referrals, Mr. Tennyson explained that Paul Dusek, County Administrator, had contacted the Wood Foundation inquiring when the 2013 grant allocation would be provided and had been advised the next installment would be in November with the 2014 allocation to be released in the summer.

Mr. Tennyson also updated the Committee on construction inspection and management plans for the Park, with the intent that DPW Engineers would handle the Festival Space in order to move quickly and conserve additional funds for larger, more complex projects. He added as of right now, Mr. Hajos and his staff would be managing the Festival Space project, but he anticipated that next year he may have to seek approval to utilize contract funds to bring on a construction inspector. Mr. Tennyson noted that because the engineering division was funded from the County Road Fund, they would need to transfer funds within the budget. He explained that a transfer of funds from the Road Fund to Engineering, would be a balanced approach from an accounting standpoint, and he said there would likely be similar requests in the future.

Mr. Monroe inquired whether the West Brook Road Parking Lot was being handled by the Public Works Committee and Mr. Tennyson responded affirmatively. Mr. Monroe asked if

parking revenue figures were available for the summer season and Mr. Tennyson replied that he did not know.

Mr. Tennyson suggested a graphic of the construction planned for 2014, to give everyone a picture of what to expect. He advised the Festival Space would be under construction this winter and into the spring, and that the larger park project would be starting sometime in the spring of 2014. Paving of The West Brook Parking Lot had been delayed, he stated, since it would be used for construction access and they did not want to spoil the porous pavement surface. Mr. Tennyson noted a lot of activity would be going on under different contracts, as there was also pending construction on West Brook Road to install a sidewalk and the Town of Lake George was interested in constructing a parking lot, all while NYS DEC (New York State Department of Environmental Conservation) would be paving their section of Beach Road.

A brief discussion ensued relative to the type of work to be performed by VMJR Companies LLC under the bid award for the Festival Space.

Mr. Dickinson referred to a recent map and soil information indicating that porous pavement could not be used on the proposed Town parking lot because the underlying soil was not conducive. Mr. Tennyson said they had encountered this issue on the Beach Road Project but were able to overcome it by using certain ground installations. Mr. Tennyson noted that this was an experimental feature allowing the County to establish the entire parking area using EFC (Environmental Facilities Corporation) grant funds, which would not be available if traditional asphalt paving practices were used.

Mr. Monroe asked if there was any new information available pertaining to issues with drainage into the Park's wetland areas, and Mr. Tennyson responded that Martin Auffredou, County Attorney had reached out to the facilities they believed the drainage was coming from, but had received no response. He continued there were questions about whether the drainage conditions existed prior to the sale of the property. Mr. Tennyson said it was his understanding that at one time Charles Wood had owned all of these properties and set up the drainage to run onto the affected area, which was legal. He concluded he was uncertain what could legally be done about this problem but said it was not of immediate concern.

There being no further business to come before the Committee, on motion made by Mr. Montesi and seconded by Mr. Merlino, Mr. Monroe adjourned the meeting at 10:53 a.m.

Respectfully submitted,

Samantha Hogan, Legislative Office Specialist